

Subplan #1 Future Land Use Plan 2016

*City of Walker
Kent County, Michigan*

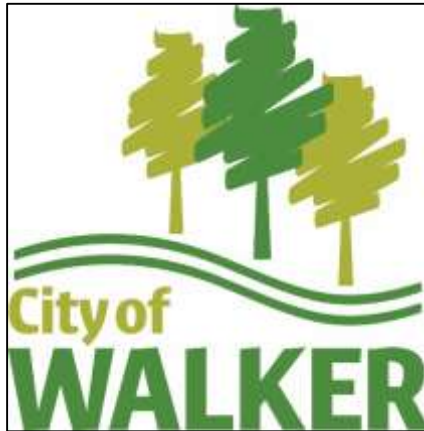


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The 2006 Sub Area #1 Master Planning Process

The City of Walker places significant emphasis on the community planning process. The last official update to the entire “Walker Master Plan” took place in 1998. However, since that time, the City has been in an almost-continuous state of master plan review, evolution and subplan implementation.

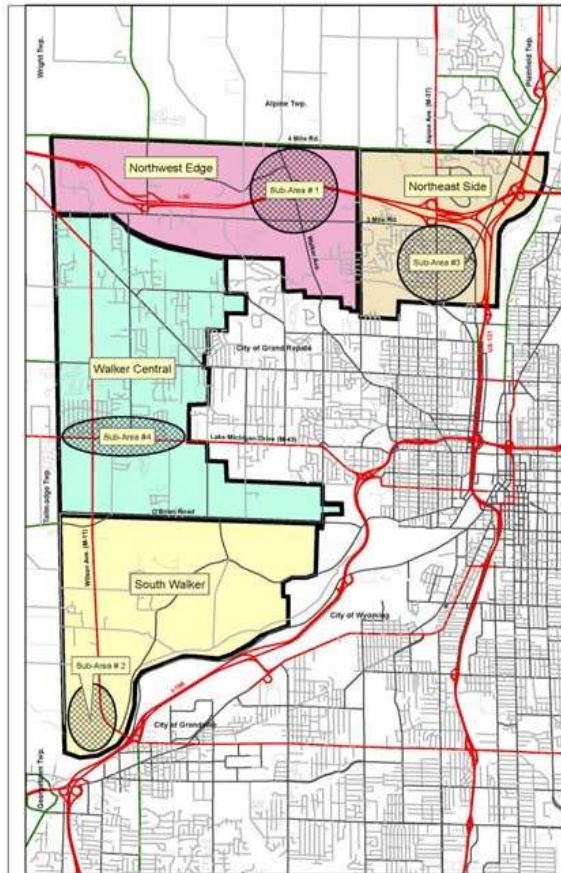


Figure 1: 2005 Walker Neighborhood Map

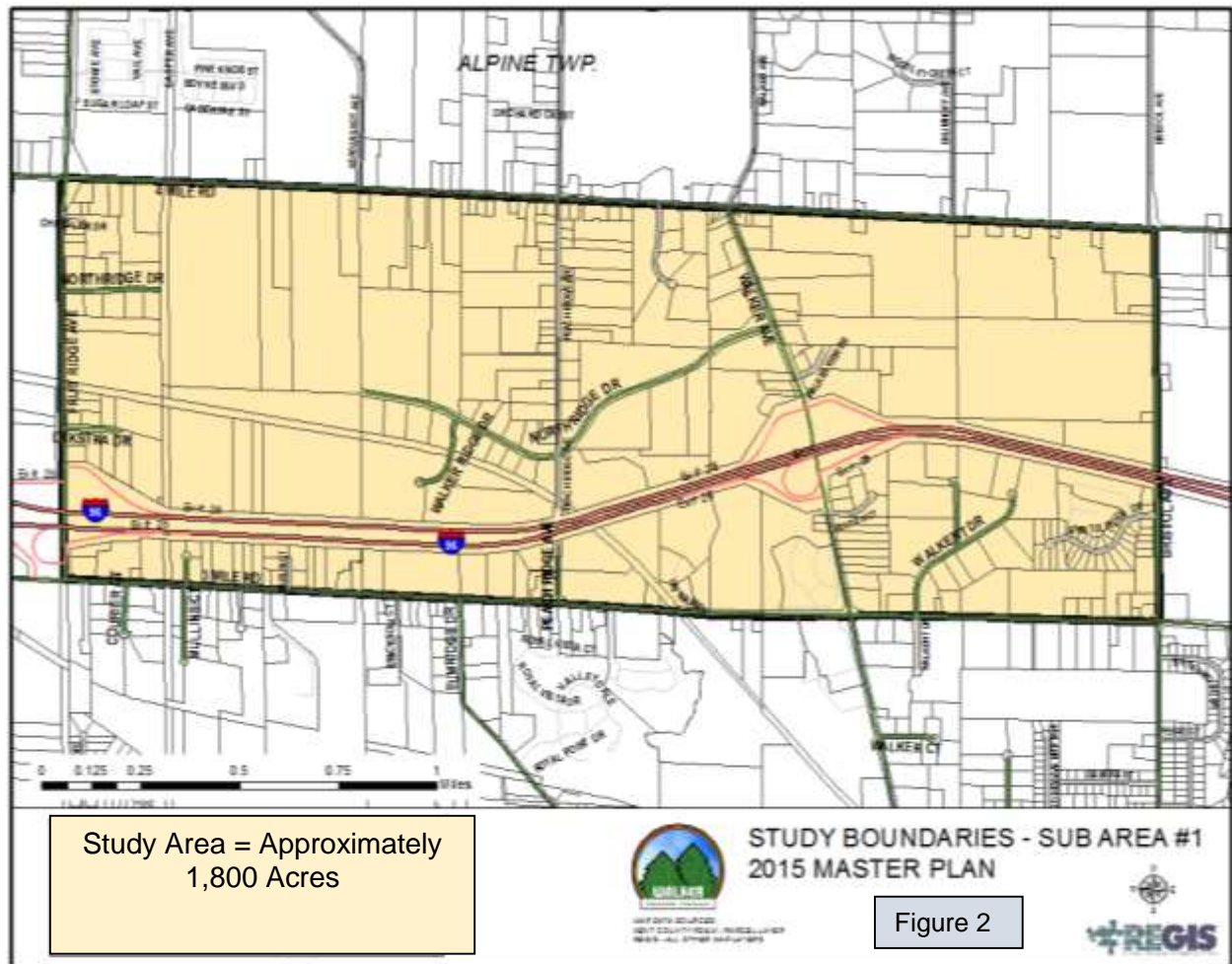
In 2005, City officials recognized the diversity of neighborhoods in Walker and created the map shown here as **Figure 1**. Based on these general neighborhood boundaries, focal point Sub Area Plans were developed and adopted in 2006 and 2007. These specific area subplans reflected the increasing importance of neighborhood-level planning and zoning decisions in Walker.

The first subplan was called the Sub Area #1 Land Use Plan. The main goal of the Sub Area #1 master planning process was to create a guidebook for future land use decisions that would be understood and supported by citizens while concurrently addressing the economic, social and environmental realities facing the City of Walker.

On August 16th, 2006, the original Sub Area #1 Land Use Plan was approved. This document is attached as **Appendix A** and serves as a useful and ongoing reference for the content of this document.

The community planning process and resulting land use recommendations adopted in 2006 for Sub-Area #1 provided a sound foundation on which to base future land use and zoning decisions. However, a major commercial / mixed use development plan, which spurred the planning for a “Village Center” in the Sub Area #1 Land Use Plan, failed to materialize beyond the rezoning stage, leaving the City with a large assembly of properties reserved for potentially unrealistic future land uses.

The 2014-15 Subplan #1 Master Planning Process



A strategic limitation in the Walker community planning platform was formally identified in late 2014 subsequent to a new development plan for the +/- 250-acre former “Village Center” assembly of properties. The new “Walkerview” developers requested amendments to the 2006 Sub Area #1 Land Use Plan to allow a mixture of commercial, office and industrial uses on land identified as the “Village Center - Entertainment” area.

The Walkerview project underwent a public hearing on December 3rd, 2014 for review of the developer’s request for the following action items:

1. Amendments to the 2006 Sub Area #1 Land Use Plan to change the future land use designation from VCE – Village Center Entertainment to Highway Commercial, Office and Heavy / Light Industrial.
2. A rezoning of 90 acres from MPUD – Mixed Use Planned Unit Development to ML – Light Industrial
3. Amendments to the Northridge Drive East Precise Plat, adopted in 2009 to ensure that Northridge Drive would be constructed between Walker and Bristol Avenues.

Figure 2 shows the expanded study area boundaries triggered by the Walkerview project application, based largely on the precisely platted route of Northridge Drive. **Figure 3** is the original Walkerview site plan as reviewed on December 3rd, 2014. The planning commission meeting minutes are attached as **Appendix B**.

The planning commission decided to table the Walkerview rezoning request and precise plat amendment. The requested rezoning to ML – Light Industrial was judged to be inconsistent with the 2006 Sub Area #1 Land Use Plan. Based on comments received during the public hearing from citizens and the Walkerview applicants, the planning commission also decided to initiate the master plan review process for Sub Area #1 and the adjacent Sub Area #3B. The Notice of Intent to Plan documentation is attached as **Appendix C**.

The planning commission noted, as during the 2006 review and approval of the original Sub-Area #1 Land Use Plan, that residents, land owners and applicants would play an important role in the master planning process by providing input and acting as an effective sounding board for both the planning commission and the city commission. The guiding principles for public participation would again be to:

- ◆ Provide the public with an opportunity to actively participate and be heard.
- ◆ Ensure the master planning process was fair and open to all.
- ◆ Establish respect for a diversity of ideas and opinions.

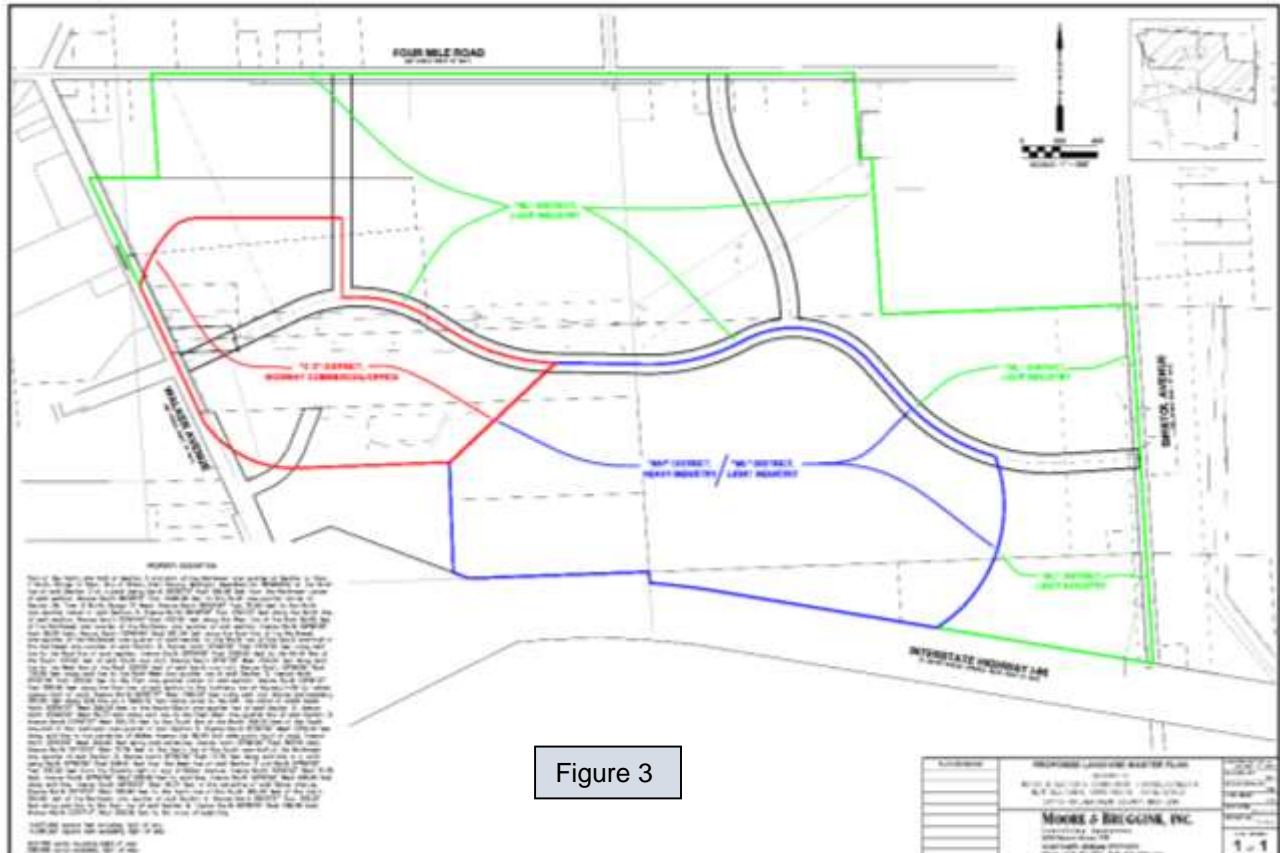


Figure 3

Updating the 2006 Sub Area #1 Land Use Plan

Work Session #1

The planning commission held a master plan work session on December 17th, 2014. The meeting minutes are attached as **Appendix D**. The work session was interactive and constructive comments were received from several members of the public and the Walkerview developers.

After significant deliberation, the planning commission affirmed that the 2007 Sub Area #3B Land Use Plan was current and realistic and amendments were not necessary.

The planning commission also decided to open the 2006 Sub Area #1 Land Use Plan for updates and specific amendments. The planning commission expressed concern that the original plan might no longer have a basis in reality from the standpoint of market economics, political support or citizen desire.

Work Session #2

The planning commission held a second master plan work session on January 21st, 2015. The meeting minutes are attached as **Appendix E**. The goal of this second work session was to decide on a preferred future land use map for the “Focus Element” of Sub Area #1, as shown in pink on **Figure 4**. Note that the Focus Element included the Walkerview project area (former Village Center) plus the “Walker Wedge” lots west of Walker Avenue and north of Northridge Drive.

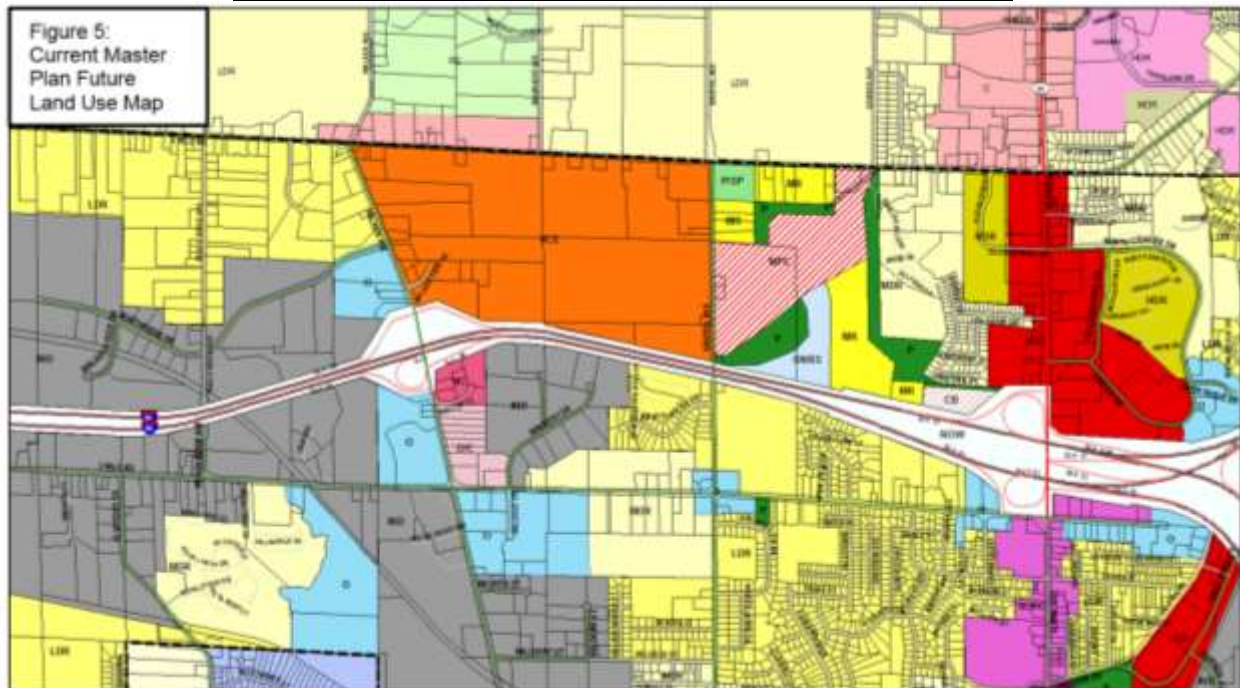


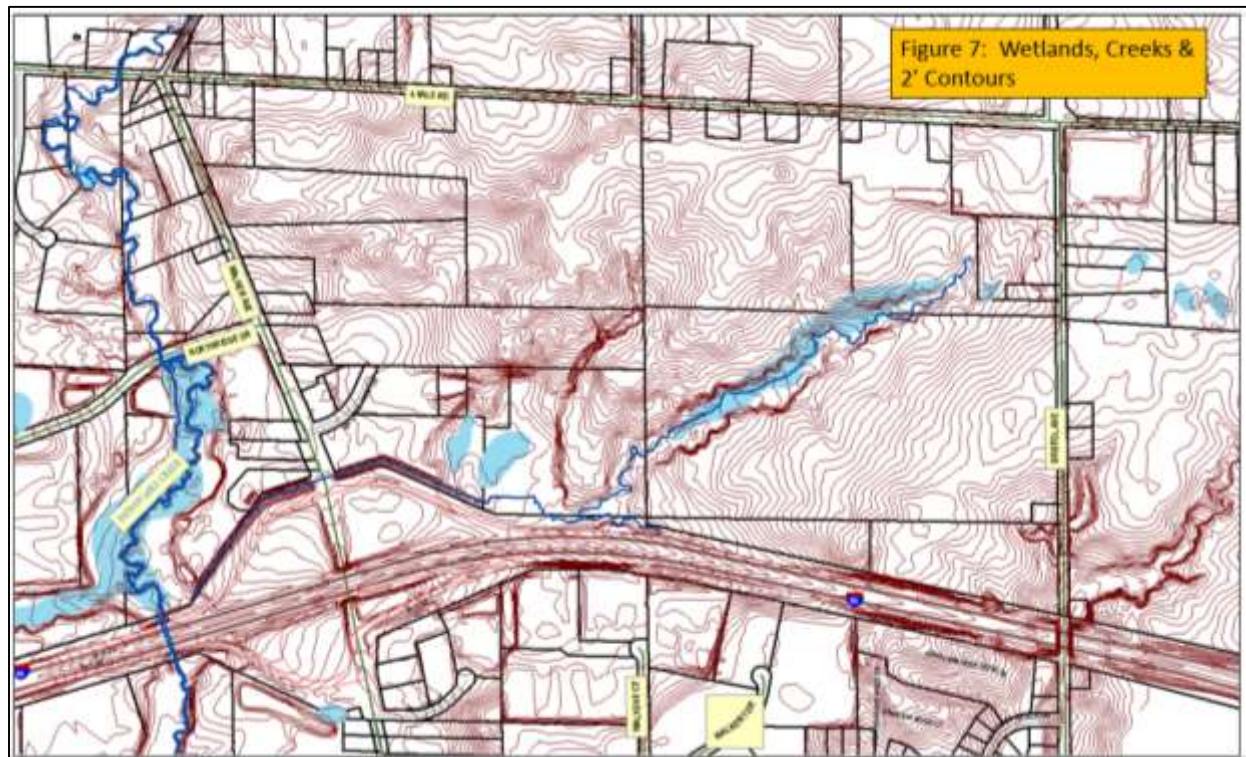
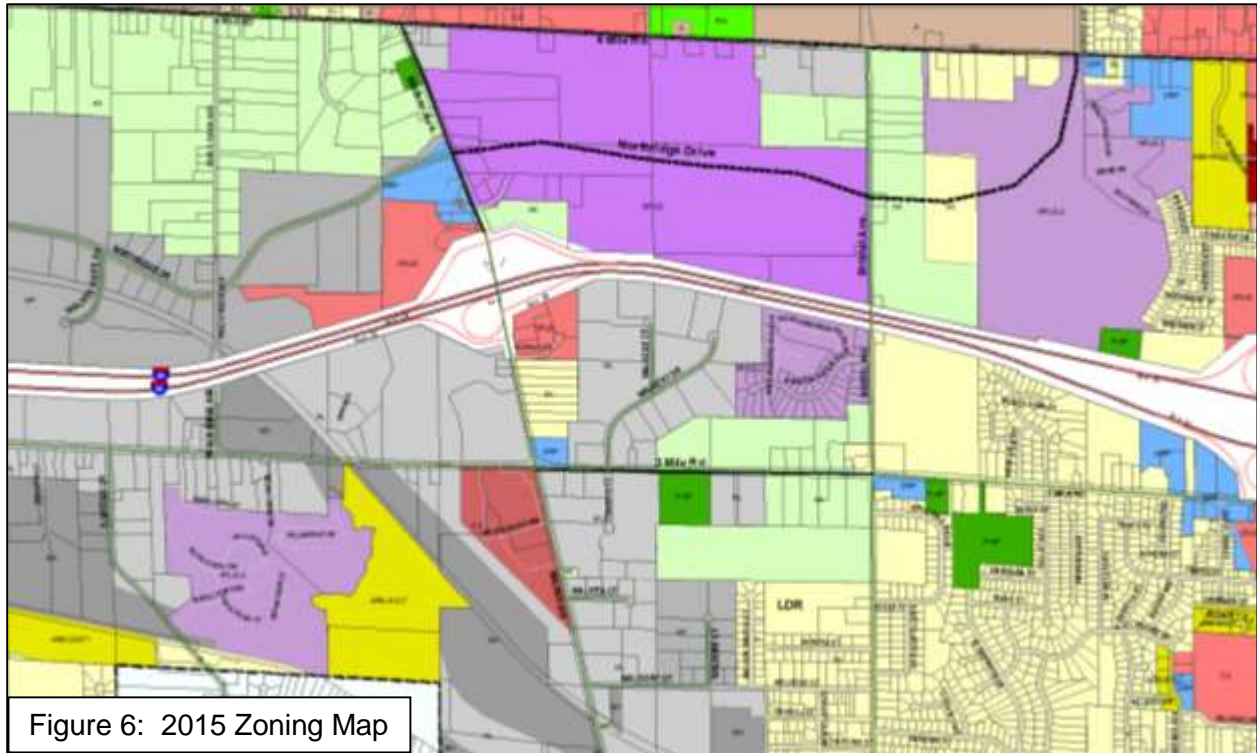
The Focus Element also included land north of 3 Mile Road extending westerly from Bristol Avenue through the Meijer corporate campus. Certain lots in this area required updates to future land use classifications based on historical and existing operations.

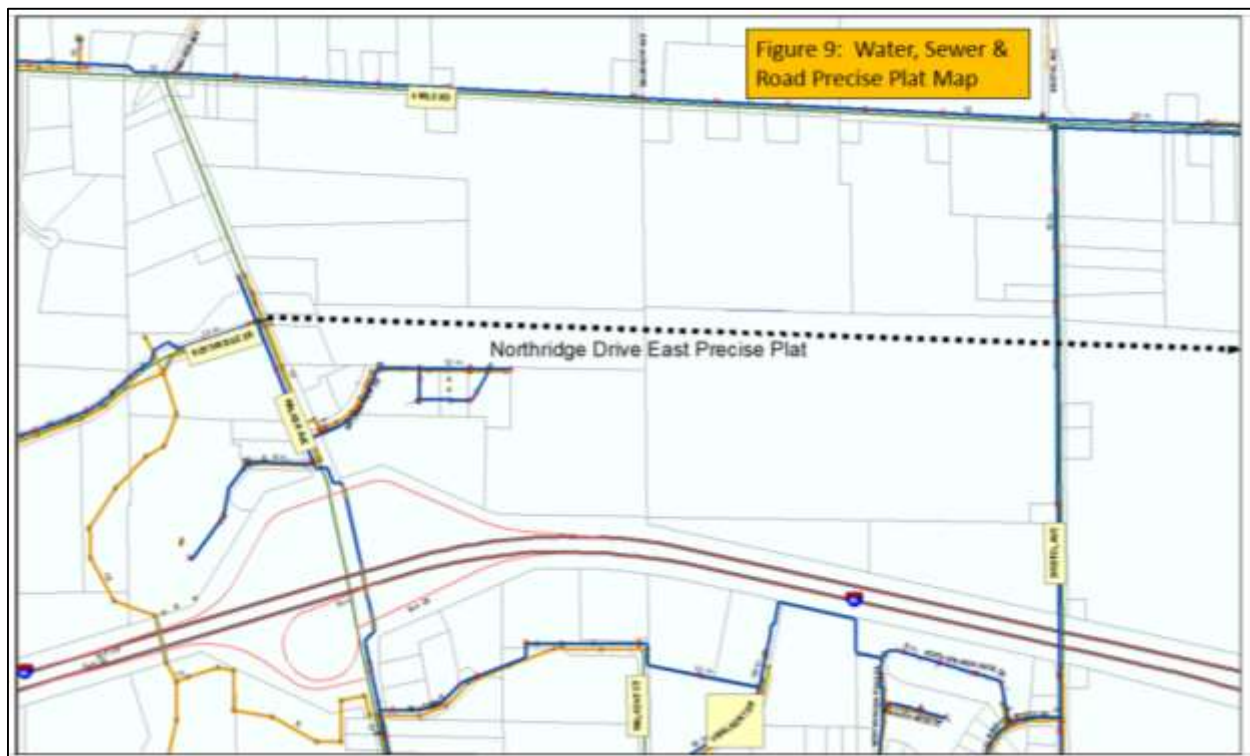
Note that while the entire Sub Area #1 study boundary was open for discussion, **master plan details outside of the Focus Element had been affirmed as current by the planning commission during Work Session #1.** As such, **content approved in the 2006 Sub Area #1 Land Use Plan outside of the Focus Element would remain official Walker master plan policy.**

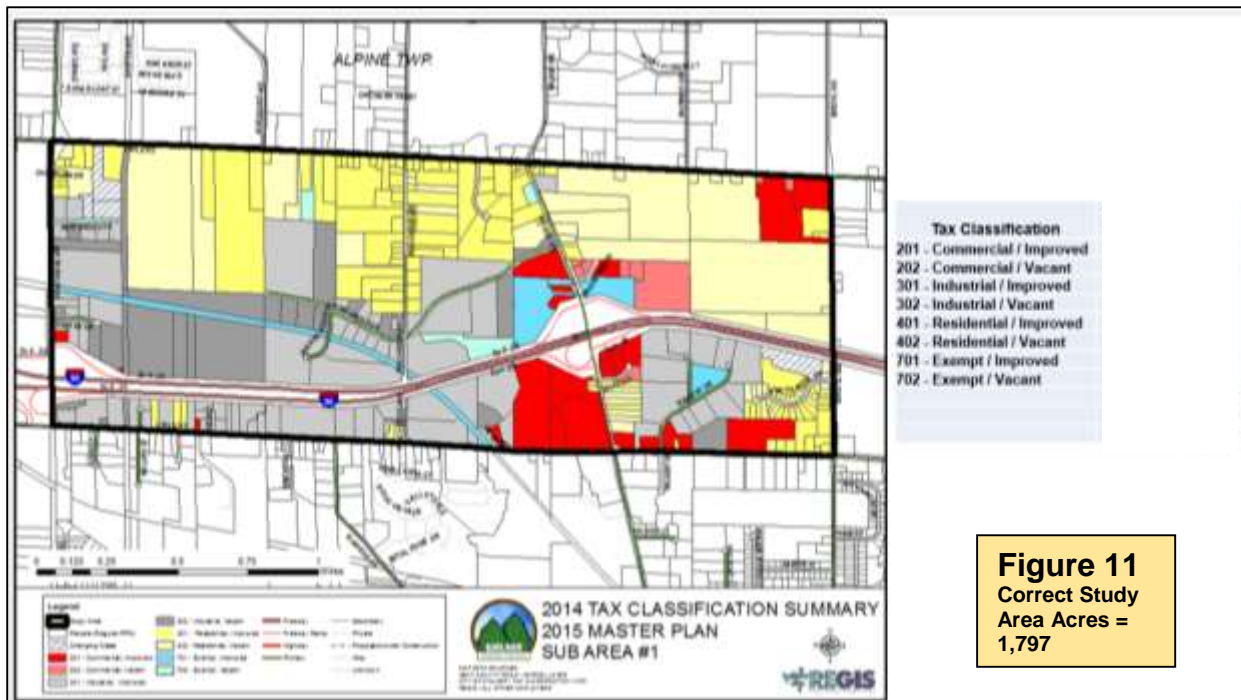
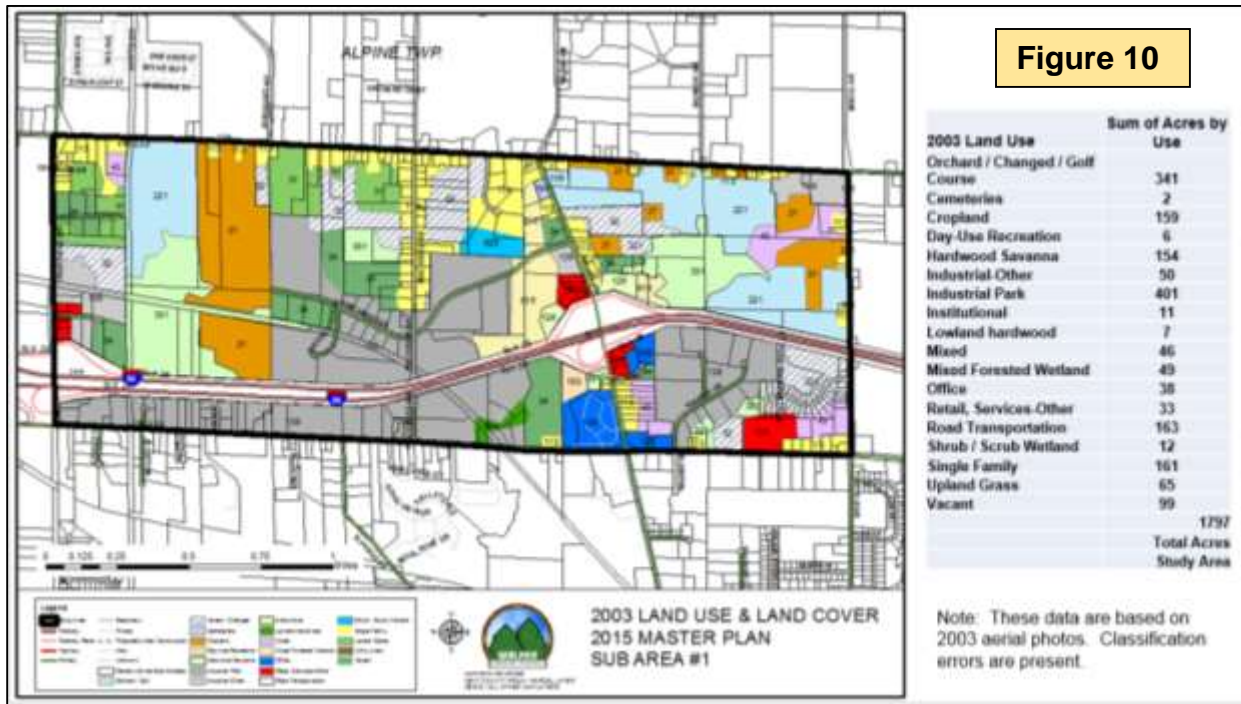
Walker staff established the informational backbone for Work Session #2 by providing the planning commission with multiple “decision support” maps and tables that displayed the following:

Figure 5: Current Master Plan Future Land Use Map
Figure 6: 2015 Zoning Map
Figure 7: Wetlands, Creeks & 2' Contours Map
Figure 8: 2012 Aerial with 2014 Parcels Map
Figure 9: Water, Sewer & Road Precise Plat Map
Figure 10: 2003 Land Use and Land Cover Map
Figure 11: 2014 Tax Classification Summary Map









After substantive discussion of the decision support maps and data, the planning commission considered three potential Future Land Use Map options for the Sub Area #1 Focus Element, as follows:

1. **Option A** would change the former Village Center area from Village Commercial Entertainment to Industrial with a Light Industrial-Office area near Grand Rapids Ophthalmology and Highway Commercial-Office at Walker Avenue and Northridge Drive. The Walker Wedge was shown as transitioning from Mixed Residential on the north to Light Industrial-Office. Existing homes west of Bristol and south of Mast Greenhouses would be planned for Mixed Residential uses to match with the affirmed Sub Area #3B Land Use Plan (Figure 12).

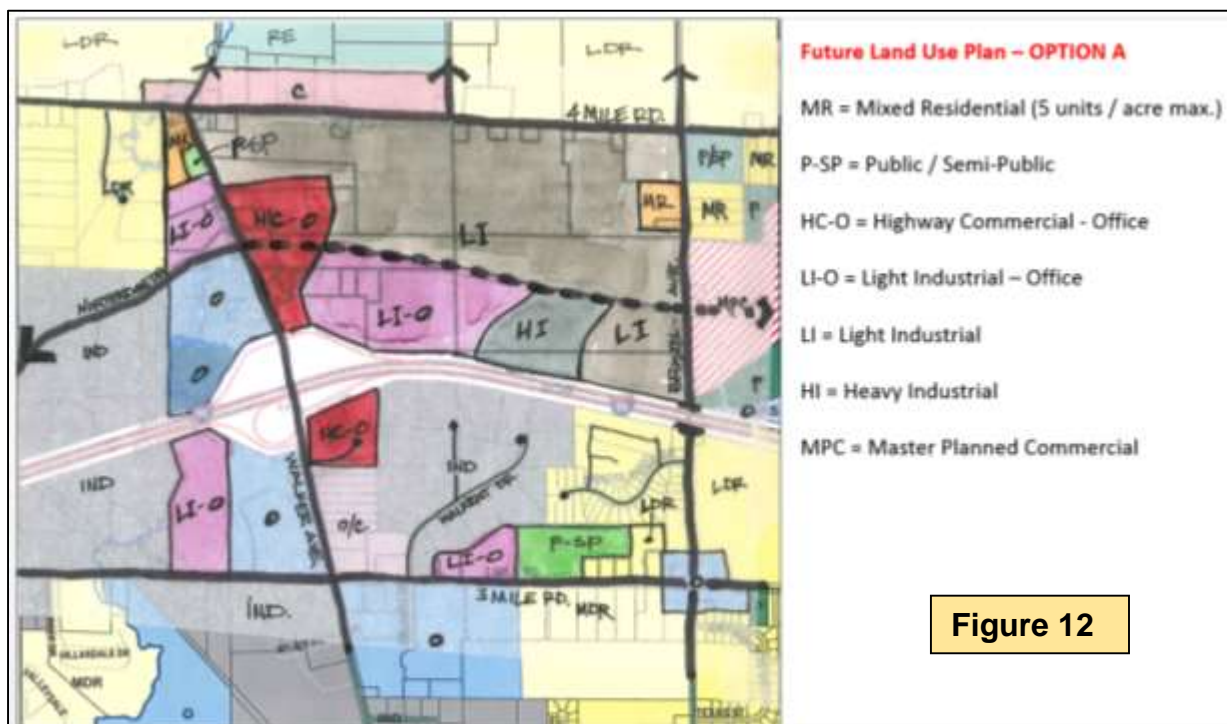
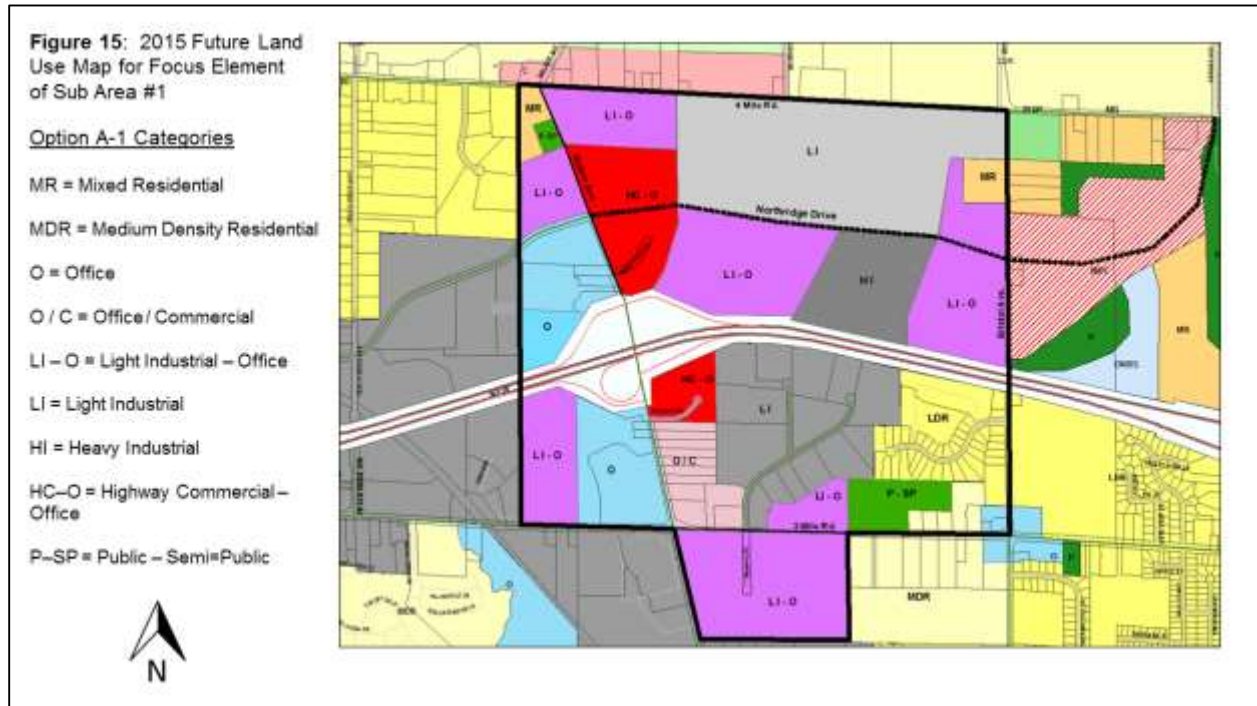


Figure 12

2. **Option B** suggested the general arrangement of future land uses as option A except that the southeast quadrant of the former Village Center / current Walkerview site would be Mixed Residential with a maximum density matching what is planned for Sub Area #3B (Figure 13).

-
- Future Land Use Plan – OPTION C**
- MR = Mixed Residential (5 units / acre max.)
- P-SP = Public / Semi-Public
- HC-O = Highway Commercial - Office
- LI-O = Light Industrial – Office
- LI = Light Industrial
- HI = Heavy Industrial
- MPC = Master Planned Commercial
- Figure 14**

Please review **Appendix E** for a narrative summary of the planning commission's selection of Option A-1 as the new Future Land Use Map for the Focus Element of the Sub Area #1 study area. Option A-1 is shown in **Figure 15** below, with **Table 1** meeting the master-plan-to-zoning-district requirements of the Michigan Planning Enabling Act (MPEA).



Note that an area south of 3 Mile Road and east of Walker Avenue was added and the future land use designation updated to “LI-O Light Industrial Office” based on the current mixture of uses on these parcels. This addition includes the lot currently owned by the City of Walker south of 3 Mile Road and east of Walkent Drive. Also note that Northridge Drive was proposed to sweep further south to provide more spacing from nearby residences.

Table 1: 2015 Future Land Use Plan (FLUP) – Subplan #1 Focus Element

FLUP Label	FLUP Description	Walker Zoning Districts
LI-O	Light Industrial – Office	O, ML, MP, IPUD
HC-O	Highway Commercial – Office	O, C1-C3, CPUD
HI	Heavy Industrial	ML, MH, IPUD
LI	Light Industrial	ML, IPUD
P-SP	Public – Semi-Public	P-SP
LDR	Low Density Residential	A, S, SA, RPUD-1
MR	Mixed Residential	A, S, SA, A2, RPUD-1, RPUD-2
MDR	Medium Density Residential	A, S, SA, A2, RPUD-1

O	Office	ORP
O/C	Office / Commercial	ORP, C1-C3, CPUD

Approving the Subplan #1 Future Land Use Plan

The planning commission reviewed a more formal yet still draft subplan amendment on 2-18-15, the minutes of which are included as **Appendix G**. City staff led the planning commission through the draft document, noting the emphasis on the Focus Element and the chosen Option A-1 Future Land Use Plan.

After thorough discussion and debate, the planning commission decided to move the draft **Subplan #1 Future Land Use Plan** to the city commission with a recommendation to release the document for distribution and advisory comments, per the Michigan Planning Enabling Act.

The city commission had previously asserted the right to final approval or denial of master plan or subplan amendments via Resolution #15-334, which is attached as **Appendix F**. After careful review and consideration, the city commission approved distribution of the draft plan via Resolution #15-345 on 3-23-14, which is attached as **Appendix H**.

The draft Subplan #1 Future Land Use Plan was distributed for comments on 3-24-15 according to the direction noted in the Michigan Planning Enabling Act. The comment period ended on 5-26-15 without any comments received.

A planning commission public hearing was then held on 7-1-15 to consider the final draft of the Subplan #1 Future Land Use Plan. Detailed minutes from this public hearing are attached as **Appendix I**.

On 7-1-15, Walker staff noted that the final draft subplan before the planning commission was substantially the same document as had been considered by the planning commission on February 18, 2015. Staff noted that some minor corrections were made by the city commission prior to distributing the final draft subplan to neighboring communities.

Walker staff noted that there was a property owner request to expand the Subplan #1 Focus Element / study area to include the properties at the southwest corner of 3 Mile Road and Bristol Avenue. Walker staff clarified that the original Subplan #1 Focus Element / study area had been expanded by staff to include certain properties south of 3 Mile Road. This was done to clean up minor conflicts between the 1998 Future Land Use Map and the types of developments that had matured since that time. (See **Figures 5 and 6**)

Walker staff clarified that the request was from a property owner representing the ongoing sand mining operations on lots owned by the Wisniewski family. Robert Wisniewski was requesting that all of the sand mining lots switch from the future land

use category of MDR - Medium Density Residential to I - Industrial. Public comment was mixed in response to this request, with an area business owner generally in support of Mr. Wisniewski's proposal and residents concerned about potential impacts from future industrial operations adjacent to their homes.

After significant discussion and deliberation, the planning commission directed staff to work with Mr. Wisniewski to prepare more substantive material for discussion at a future subplan work session, with additional public comment to be taken.

This next public work session was held on August 19, 2015 during a regular meeting of the planning commission. Robert Wisniewski presented a more detailed land use plan for his Stanley Orchards properties, located at the southwestern corner of 3 Mile Road and Bristol Avenue. Detailed meeting minutes are attached as **Appendix J**.

The planning commission engaged with Mr. Wisniewski and members of the public regarding the current sand mining operations, the current mineral mining permit to operate the sand mine, the approved restoration plan for the sand mining area, and the future land use plan offered by Mr. Wisniewski for both the 41-acre sand mine lot and the forested 14-acre lot to the south. (See **Figure 16**)



The planning commission again deliberated the pros and cons of the following:

- Labeling the entire Wisniewski/Stanley Orchards 41 acres for future industrial uses
- Keeping this property master-planned for medium density residential uses
- Finding some logical split between the two future land use categories, as industrial and potentially office would transition to residential uses adjacent to Bristol Avenue.

Walker staff reminded the planning commission and those in attendance that potential conflicts between industrial and residential land uses are not a new planning topic. The 1998 Walker Master Plan describes the challenges inherent to industrial land uses coexisting with a residential individual neighborhood. The 1998 Master Plan document contains several general recommendations to be applied during site plan review to ease the transition between industrial and residential uses.

Staff then noted that there may be an opportunity in this subset area of Subplan #1 to list implementation measures for application during future site plan reviews to ensure a better fit between the land uses. Staff also noted the design potential inherent to the Planned Unit Development (PUD) process, instead of non-PUD site plan reviews, on large and transitioning parcels, such as the Wisniewski/Stanley Orchards lots.

The planning commission engaged in further deliberation and discussion with Walker staff and those in attendance. The planning commission felt it was important to conduct a more detailed land suitability analysis on the Wisniewski/Stanley Orchards properties. On 8-19-15, the planning commission directed Walker staff to develop land-use concepts that considered residential buffering, a road network, tree preservation, existing and proposed topography, and master plan level options for future land uses. The planning commission then noted that a future public hearing would be held to consider these master planning options for the Wisniewski/Stanley Orchards lots and adjacent properties.

As a follow-up to the August 19, 2015 planning commission meeting, Walker staff requested that a working group of planning commissioners walk the Wisniewski/Stanley Orchards lots to gain a real-world understanding of existing and proposed uses on the subject properties. This working group consisted of Walker Planning Commissioners Tyler Korfhage and Al Parent, Walker City Engineer Scott Connors, Walker Staff Planner Dan Power, Walker Assistant City Manager Frank Wash and property owner Robert Wisniewski.

On October 2, 2015, the group started in the Mol Belting parking lot and proceeded uphill into the Wisniewski/Stanley Orchards 41-acre lot. The group then walked east towards Bristol Avenue, comparing the existing and proposed topography, the location of the adjacent residential neighborhood and the overall land-use character of the area.

The group then proceeded first northerly and then westerly to the western border of the Wisniewski/Stanley Orchards 41-acre lot. The ongoing sand mining operation was examined. The existing and proposed topography was again analyzed in comparison to the adjacent land uses along 3 Mile Road, along Bristol Avenue and along Waldorf Avenue.

The group decided that enough real world information was gathered to conduct the land suitability analysis as directed by the planning commission on August 19, 2015.

Wisniewski / Stanley Orchards Land Suitability Analysis

The ongoing sand mining operation on the Wisniewski/Stanley Orchards 41-acre lot verifies the site's sandy soil profile. However, as with most Fruit Ridge / glacial moraine soils, the profile is not homogenous. An examination of the current sand mining operation on October 2, 2015 revealed the presence of varying layers of clay soils intermixed with the marketable sand. There are, however, significant opportunities for future infiltrative stormwater best management practices as the site urbanizes.

Figure 17 below displays 2003 topography and historical routes for drainage. The Wisniewski/Stanley Orchards sand mining operation will obviously change the topography in a significant manner. The approved mining reclamation plan converts the site into a valley cross-section as opposed to the historical hill. However, stormwater from the Wisniewski/Stanley Orchards 41-acre lot onto the 14-acre parcel will generally still move from north to south. The predominance of sandy soils on these two lots suggests that future urbanized stormwater should be infiltrated back into the ground.

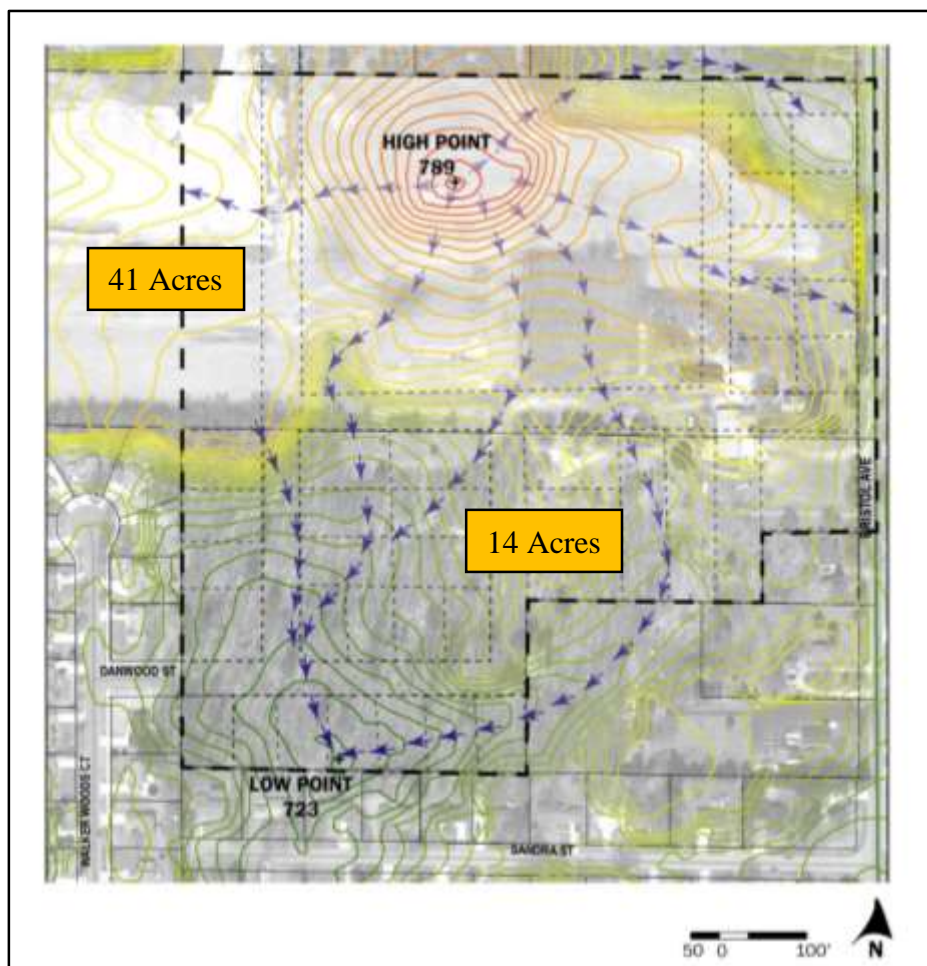


Figure 17: Drainage analysis for key development areas

Data source: Grand Valley Metropolitan Council (GVMC) and REGIS, 2015, with 2003 topographic contours. Future lot and street lines are conceptual only.

Any future urban land uses on the two Wisniewski/Stanley Orchards lots will be serviced by public sanitary sewer and public water main. Therefore, the suitability limitations inherent to private water well and septic systems do not apply on these properties.

The main challenge from a master planning standpoint continues to be the compatibility and practicalities of adjacent industrial and residential uses. The following graphics present two alternatives to consider when selecting the preferred future land use map for the properties at the southwest corner of 3 Mile Road and Bristol Avenue.

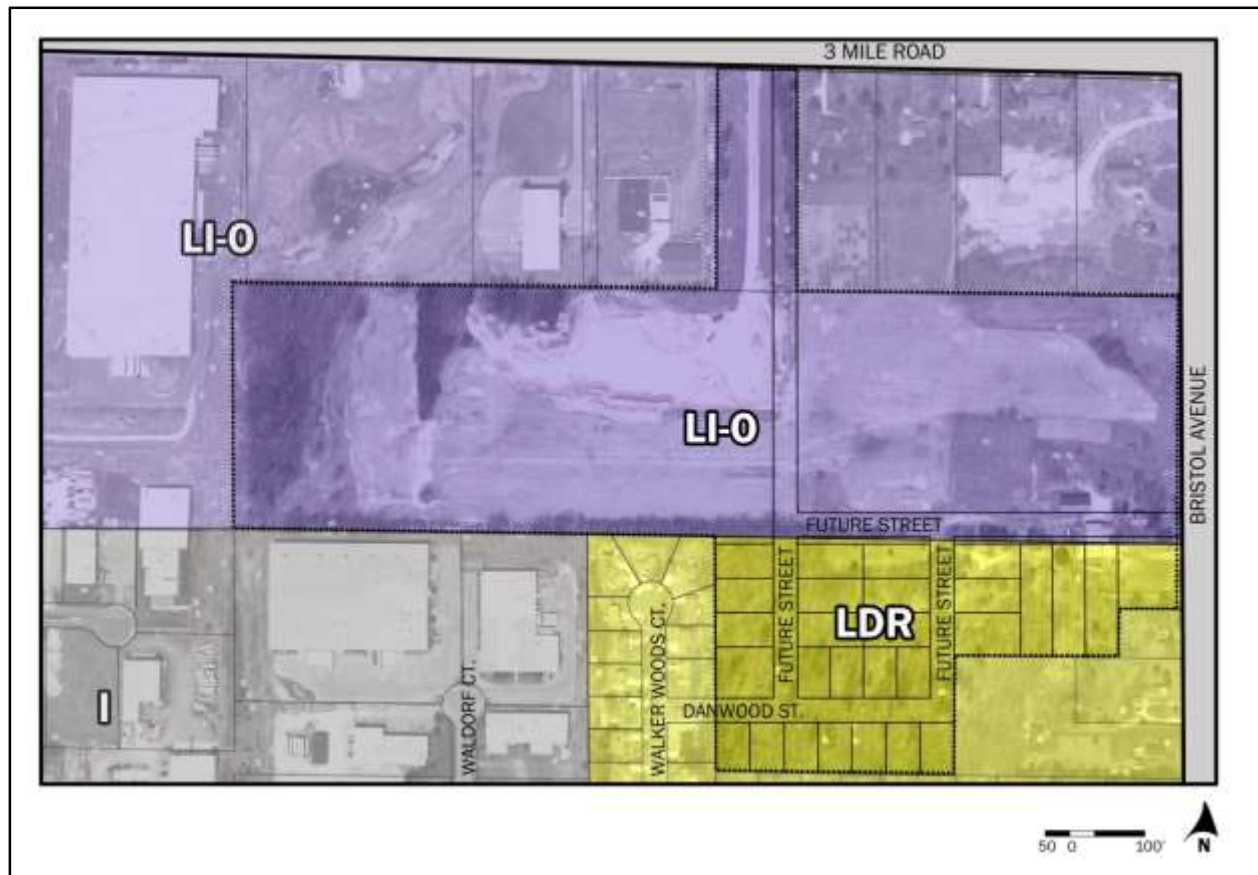


Figure 18. Future Land Use Plan Option 1: Light Industrial / Office and Low-Density Residential. Parcel data source: Grand Valley Metropolitan Council (GVMC) and REGIS, 2015, with 2014 Kent County orthophotography.

Figure 18 above depicts a scenario in which large Office and/or Light Industrial (LI-O) uses will occupy the entirety of the 41-acre Wisniewski sand mining parcel. In this scenario, a future public street right-of-way (the “north-south connector street”) will divide the LI-O areas to create a minimum of two new lots with light industrial or office zoning. To the south on the 14-acre lot, a public street network will connect to this right-of-way and to the extension of the Danwood Street right-of-way to enable the construction of up to 28 Low Density Residential lots (LDR).

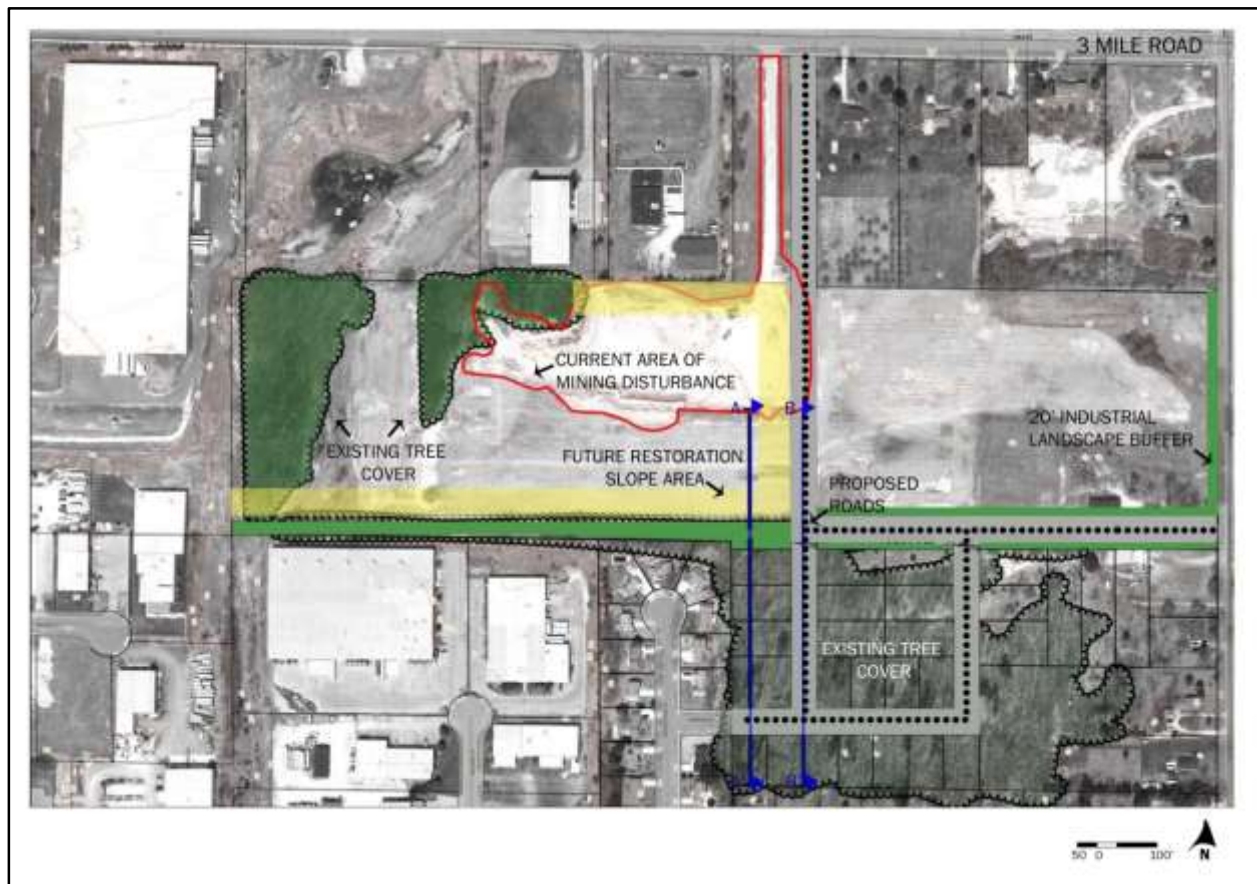


Figure 19. Future Land Use Development Option 1: Light Industrial / Office and Low-Density Residential – Constraints and Opportunities. Parcel data source: Grand Valley Metropolitan Council (GVMC) and REGIS, 2015, with 2014 Kent County orthophotography.

Figure 19 above suggests that, under the first future land use option, numerous constraints exist, including the need to ensure all current mining cells are restored to a 1:5 slope around the perimeter. Much of the west end of the mining site, as well as nearly all of the area to the south slated for LDR, are covered with dense tree cover. Due to steep slopes, the creation of accessible public rights-of-way will require a significant amount of earth movement.

Existing tree cover and topography should be preserved wherever possible. Industrial properties will be required to maintain or create a 20' landscaping buffer where adjacent to residential properties. A 30' no disturb buffer is currently in place along the south end of the sand mine per the requirements of Chapter 34, the Mineral Mining Ordinance.

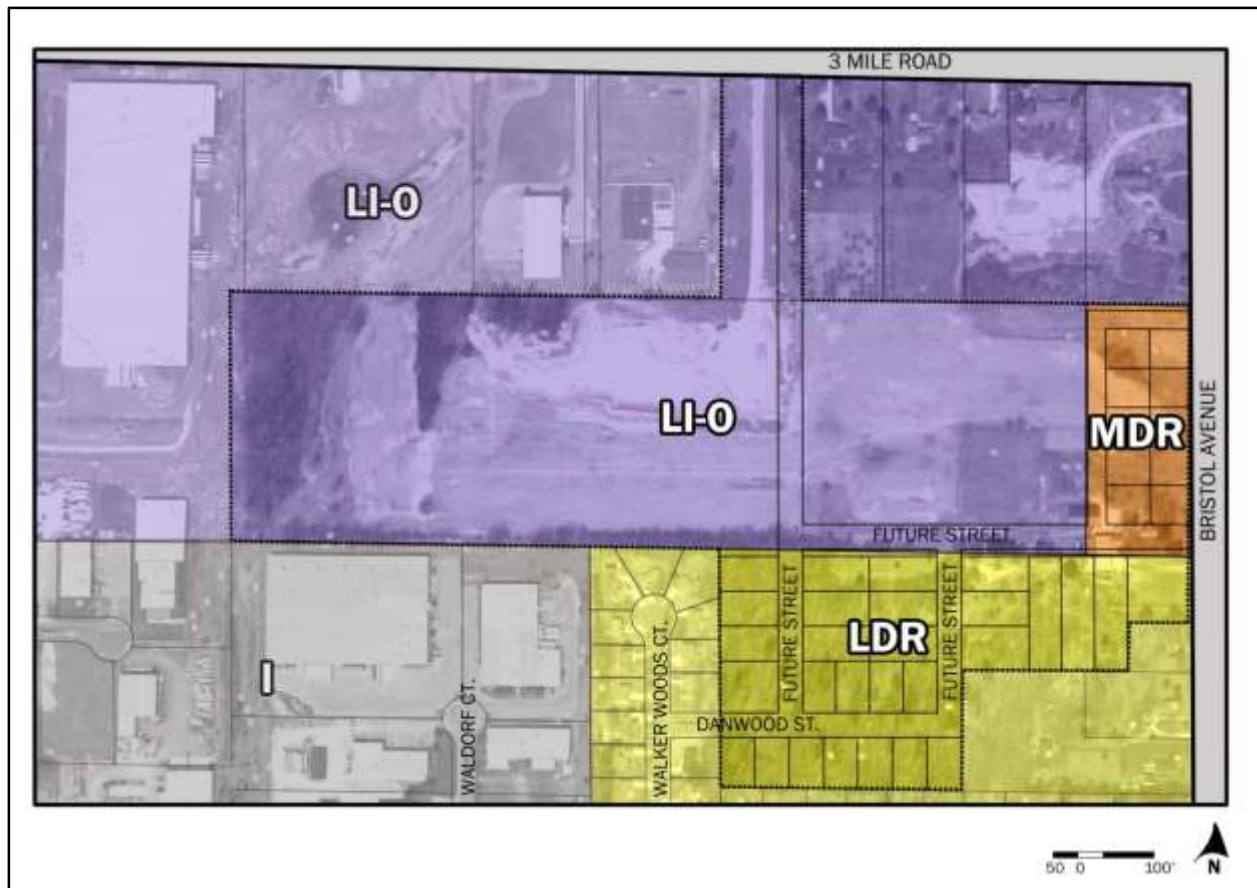


Figure 20. Future Land Use Plan [Option 2](#): Light Industrial / Office, Low-Density Residential, and Medium-Density Residential. Parcel data source: Grand Valley Metropolitan Council (GVMC) and REGIS, 2015, with 2014 Kent County orthophotography.

Figure 20 above shows the 41-acre Wisniewski/Stanley Orchards lot further divided to allow a transition from Light Industrial – Office (LI-O) future uses to Medium Density Residential future land uses (MDR) along Bristol Avenue, while maintaining Low Density Residential uses (LDR) to the south. This would allow the development of up to 10 MDR lots, served by a private or public street along the western and northern edges.

Figure 20 continues to project a hierarchical system of connected streets. Contextually appropriate traffic calming methods should be implemented to fit the land use transition areas. Keeping with adopted Walker policy, these future roads should be designed using “Complete Streets” details.



Figure 21. Future Land Use Development [Option 2: Light Industrial / Office, Low-Density Residential, and Medium-Density Residential – Constraints and Opportunities.](#) Parcel data source: Grand Valley Metropolitan Council (GVMC) and REGIS, 2015, with 2014 Kent County orthophotography.

Figure 21 above repeats all constraints and opportunities that will exist per Figure 19. However, the MDR planned adjacent to Bristol Avenue increases the area of interaction between different land use types. A network of 20' industrial landscape buffers will be created where LI-O uses are adjacent to MDR lots along Bristol Avenue. Site specific building setbacks and other "PUD type" site plan review details should be implemented.

The future connection of Danwood Street into the 14-acre Wisniewski / Stanley Orchards lot will probably raise public controversy. However, this public street connection has been planned since the original Walker Woods subdivision was designed and will provide redundant access for residents and public safety vehicles. The existing Walker Woods cul-de-sac is approximately 1,200 feet in length, serving 26 single family homes.

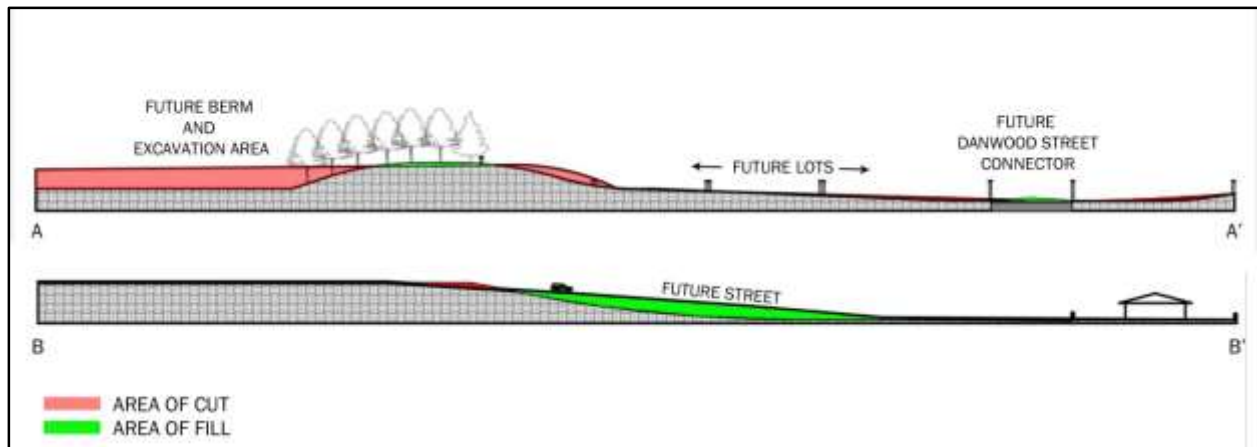


Figure 22. Future Lots and Streets: Anticipated Grading

Figure 22 above is a conceptual section drawing that depicts the anticipated grading necessary to accommodate lots and a public street right-of-way for a future public street that will head north from the future extension of Danwood Street. Significant earth work may be required to accommodate public street rights-of-way, while individual residential lots may have more grading flexibility. Figure 22 builds upon the constraints shown in plan view in both Figure 21 and Figure 19. The take-away point is that there will continue to be significant grading changes as the 41-acre and 14-acre Wisniewski / Stanley Orchards lots transition to LI-O, MDR and/or LDR land uses.

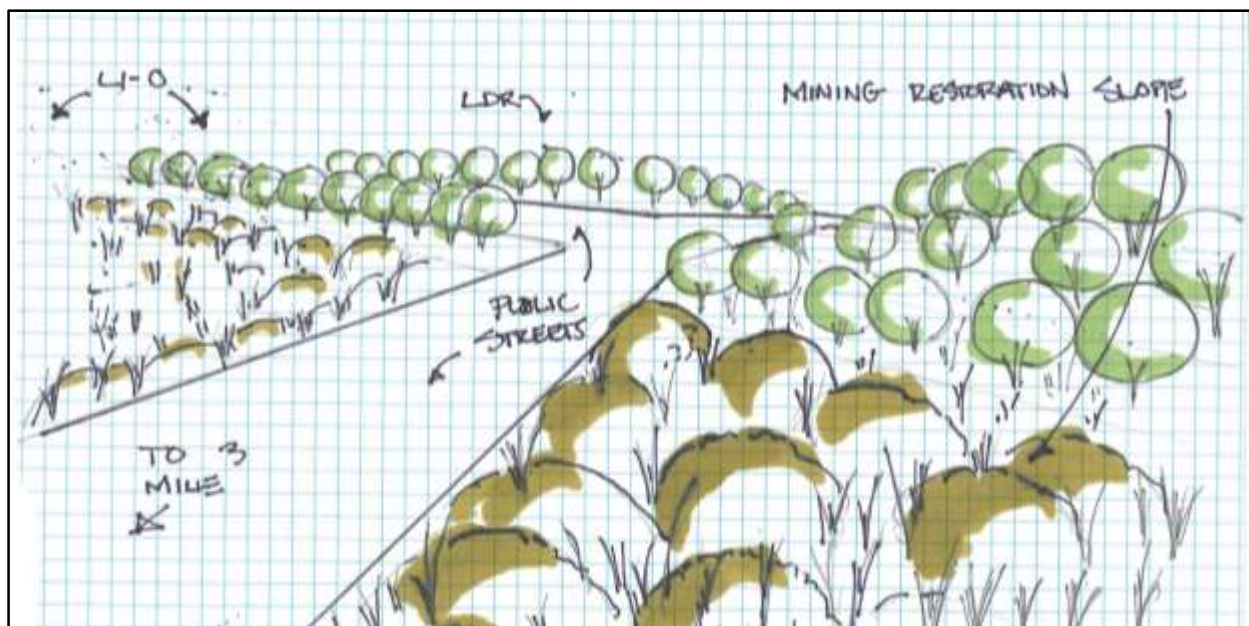


Figure 23. North-South Connector Street View

Figure 23 depicts a rough view of the potential landscape resulting from a restored sand mine operation, transitioning into a formal buffer and public street parkway which separates industrial and residential land uses. The viewpoint is from 3 Mile Road

looking south into the current sand mining pit. This graphic displays conceptual future landscape plantings consistent with 1:5 slope restoration and the Walker “Complete Streets” design policy.

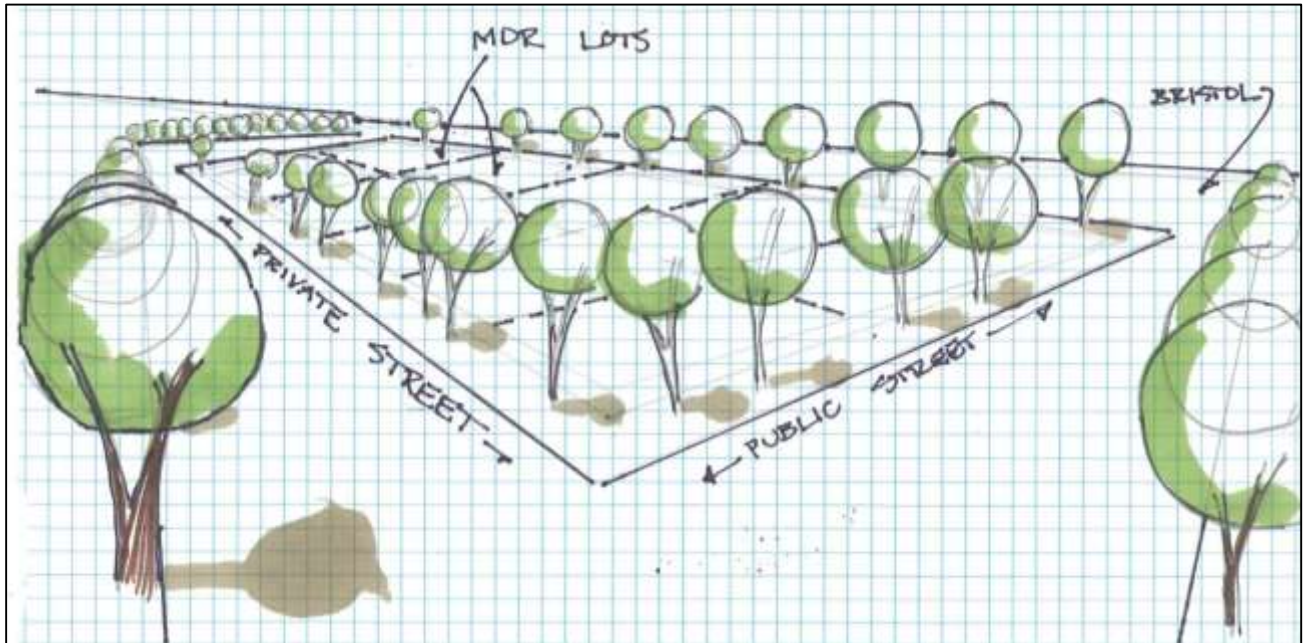


Figure 24. Future Land Use Scenario Option 2: Medium Density Residential Lot and Landscaping Concepts

Figure 24 depicts the potential landscaping buffers, street rights-of-way, and lot layout associated with the application of Medium Density Residential (MDR) uses along Bristol Avenue. The design concepts are again consistent with Walker “Complete Streets” policy and landscaping details.

The take-away point from Figures 23 and 24 is that there should be significant emphasis on the following future site plan details:

- Hierarchical and interconnected streets
- Complete Streets & Context Sensitive Design
- Site specific setbacks and landscaping buffers
- Site specific use transitions for lighting, signage, drainage, etc.

January 6th 2016 Planning Commission Work Session

On January 6, 2016, the planning commission held a public work session to review options for the Subplan #1 future land use plan, specific to the lots at the southwest corner of 3 Mile Road and Bristol Avenue. The two Wisniewski/Stanley Orchards lots were the main features of this master planning discussion. **Appendix K** contains the planning commission meeting minutes from 1-6-2016.

Figure 25 is a 2015 aerial image flown by Solum Imaging for the Walker Mineral Mining Review Board. This image served as the backdrop for discussion at the work session.



Planning Commissioners engaged the public and the owners of the Wisniewski / Stanley Orchards lots in a strategic land use discussion. Topics covered included public street interconnectivity, drainage management, buffering between land uses, ongoing sand mining activities and maintenance of existing neighborhood character.

The planning commission then crafted an “Option 2-A” as the chosen future land use map for the southwesterly corner of 3 Mile Road and Bristol Avenue. This map is shown below as **Figure 26**.



Figure 26: Approved 2016 Future Land Use Map for SW Corner of 3 Mile Road and Bristol Avenue

On Figure 26, the planning commission clarified the general location of future land use categories. This area has been, and will continue to be, defined by transitions between industrial, office and residential uses of varying densities. Future rezoning decisions should be based on Figure 26. However, reasonable flexibility should be applied based on the content of specific future rezoning and site plan applications.

It will be very important to filter future rezoning applications and site plan reviews through the implementation items found at the end of this report.

Table 2 below relates the future land use categories shown on Figure 27 to actual zoning districts in the city of Walker. Table 2 meets the master-plan-to-zoning-district requirements of the Michigan Planning Enabling Act (MPEA).

Table 2: 2016 Future Land Use Plan (FLUP) Zoning Districts – Subplan #1

FLUP Label	FLUP Description	Walker Zoning Districts
LI-O	Light Industrial – Office	O, ML, MP, IPUD
HC-O	Highway Commercial – Office	O, C1-C3, CPUD
HI	Heavy Industrial	ML, MH, IPUD
LI	Light Industrial	ML, IPUD
P-SP	Public – Semi-Public	P-SP
LDR	Low Density Residential	A, S, SA, RPUD-1
MR	Mixed Residential	A, S, SA, A2, RPUD-1, RPUD-2
MDR	Medium Density Residential	A, S, SA, A2, RPUD-1
O	Office	ORP
O/C	Office / Commercial	ORP, C1-C3, CPUD

The Walker City Commission reviewed the final Subplan #1 Future Land Use Plan, as approved by the planning commission, on January 25th, 2016 and officially adopted the document via Resolution 16-381, which is attached as **Appendix M**.

Subplan #1 Implementation Items

- According to the Michigan Planning Enabling Act (MPEA), the proper term for a Sub Area Plan should be a “Subplan.” As such this document will be implemented as the **Subplan #1 Future Land Use Plan**. Historical comments and comparisons will continue to reference the 2006 Sub Area #1 Land Use Plan.
 - **Content approved in the 2006 Sub Area #1 Land Use Plan outside of the 2015 Focus Element, shown on Figure 27, will remain official Walker master plan policy.**
- Subplans set the stage for the implementation of site plan details, zoning decisions, infrastructure improvements, regional cooperation efforts, community engagement, economic development, capital budget priorities, parks and recreation upgrades and natural resources management.

The 2006 Sub Area #1 Land Use Plan contained significant and carefully explained directions to future decision makers regarding site specific implementation details. The parts of Sub Area #1 outside of the 2015 Focus Element should still be filtered through those implementation details. This is why the 2006 Sub Area #1 is included as Appendix A. In many ways, the 2006 Sub Area #1 Land Use Plan is still a living and current master planning document for the City of Walker.

However, the Focus Element updates as identified in this report, and based on Figure 27 and Table 2, should take the place of the location-based concepts and site specific details described in the 2006 Sub Area #1 Land Use Plan.

- The first level of what is commonly referred to as *Edge Matching / Regional Planning* should be implemented as follows:
 - Public Water. Future public water services should be modeled together by a group effort of the City of Walker, the City of Grand Rapids, Alpine Township and the Plainfield Water System.
 - Public Sanitary Sewer. Future public sanitary sewer services should be modeled together by a group effort of the City of Walker, the City of Grand Rapids, Alpine Township, the Kent County Health Department and the North Kent Sewer Authority.
 - Complete Streets. Future street, bridge and highway projects should be modeled together by a group effort of the City of Walker, the Kent County Road Commission, Alpine Township and MDOT. Based on Context Sensitive Design principles, the details of Complete Streets best management practices should be constructed, especially on local streets.
 - Roads and Highways. Future street, bridge and highway projects should be

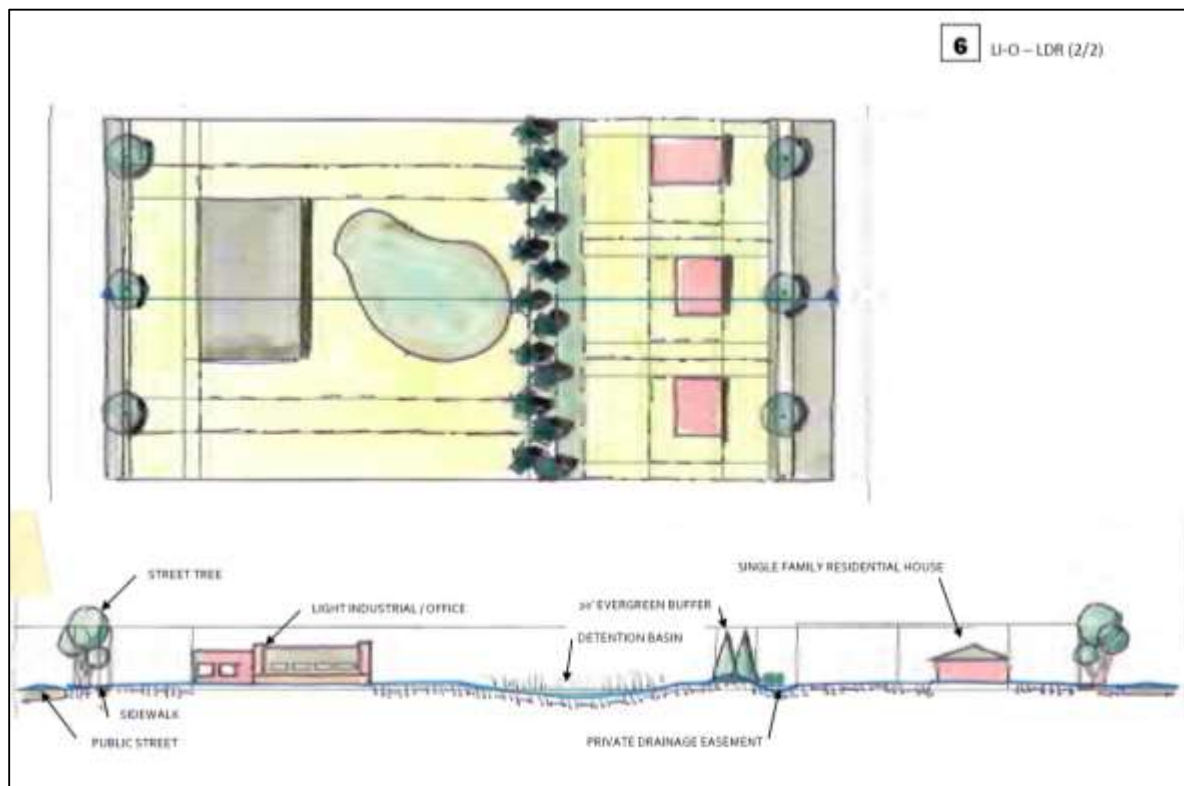
modeled together by a group effort of the City of Walker, the Kent County Road Commission, Alpine Township and MDOT. A system of interconnected and hierarchical roadways should be planned and constructed. Access management principles should be implemented during local site plan reviews. Further improvements to the intersections of Walker Avenue and 4 Mile Road and Bristol Avenue and 4 Mile Road should be studied and constructed.

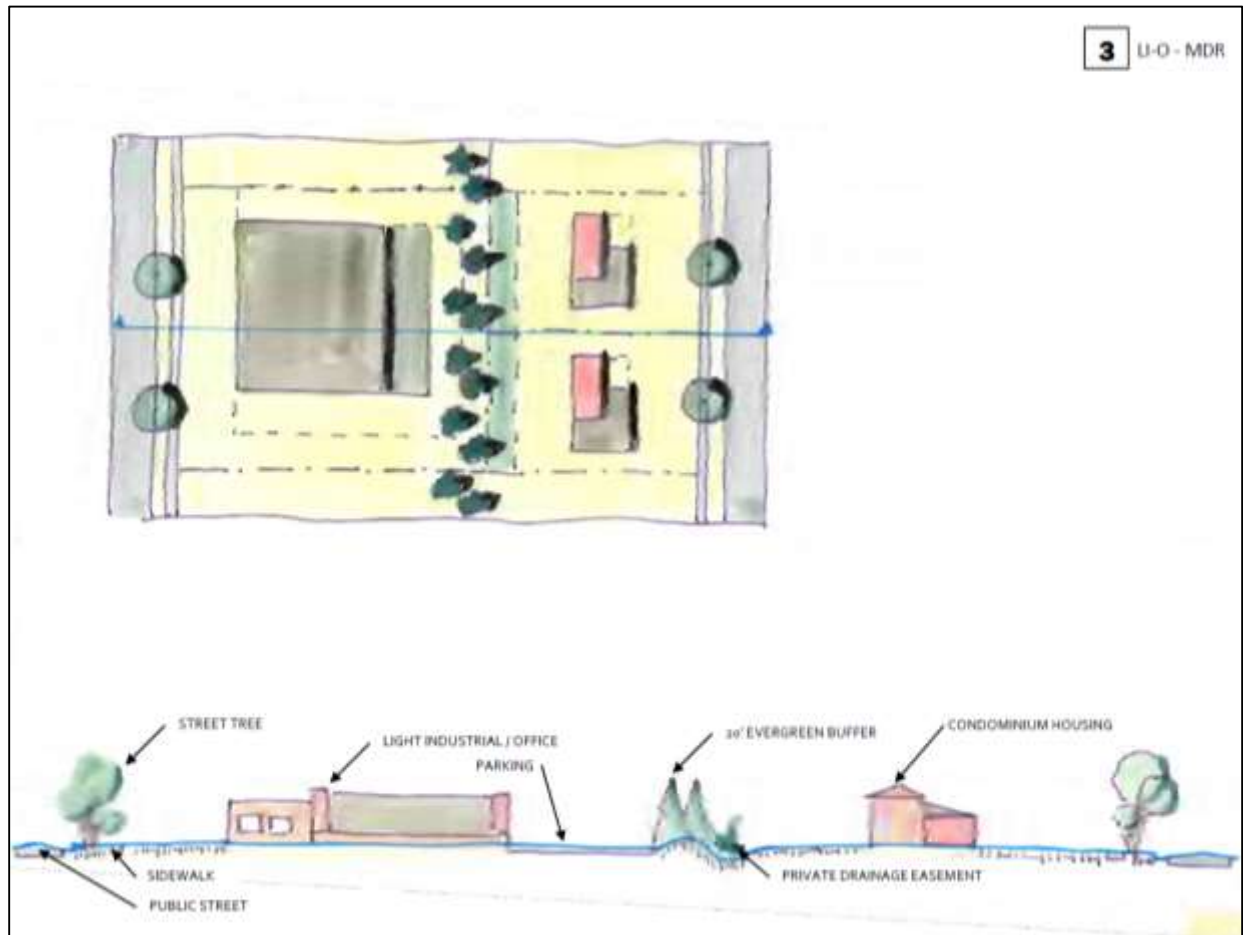
- Compatible adjacent land uses and aesthetics. The City of Walker and Alpine Township should review plans together to ensure that:
 - o Landscaping and buffering along 4 Mile Road will improve the public streetscape and soften views of existing and future development.
 - o Future land use categories and zoning districts along 4 Mile Road will “edge match” and minimize the potential for land use conflicts.
- Stormwater and natural resources management. The City of Walker, Alpine Township, the Kent County Drain Commission and MDEQ should partner on watershed-based planning and implementation measures relative to stormwater management, localized floodplain restrictions, wetland preservation and natural habitat protection.
- Specific to the final and expanded Focus Element, and based on Figure 27 and Table 2, the following implementation measures should be enforced by the City of Walker Planning Commission, based on the general directions noted in the *Edge Matching / Regional Planning* statements.
 - The localized public streetscape will be carefully designed with landscaping and buffering methods to soften views of existing and future development projects.
 - A public sidewalk system will be constructed on both sides of all existing and future public roads.
 - Northridge Drive will be constructed from the current intersection with Walker Avenue easterly to a new intersection with Bristol Avenue. (The Precise Plat for Northridge Drive east of Walker Avenue has been officially adjusted to meet the location shown on Figure 25.)
 - Planned Unit Development zoning should be used wherever practical, and especially on vacant properties, to ensure that new development is carefully designed and coordinated with surrounding properties.
 - The construction of new parks and recreation features should match the Action Program of the current City of Walker Parks and Recreation Master Plan.
 - Public water and sanitary sewer mains, tanks and service lines will be constructed. A new public water tank will be constructed. The need for these

improvements will be quantified by engineering studies.

- Stormwater will be controlled according to current ordinances and laws. Larger regional basins will be preferred. Stormwater infiltration will be encouraged. Low Impact Design methods should be implemented to address both water quality and water quantity.
- Localized floodplain elevations should be used to determine the lowest floor levels for new and repurposed buildings.
- Updated wetland mapping should be used to protect natural features and stormwater recharge areas.
- Public transit extensions should be studied and implemented in partnership with ITP / The Rapid.
- Much of the Subplan #1 area consists of transitional land uses...past, present and future. As such, careful attention to design details will be of paramount importance during future site plan reviews to ensure site compatibility and neighborhood resilience.

The following illustrations portray many of the components noted in this implementation section, particularly for transitions between land uses.





APPENDICES